

Housing New Mexico Advisory Committee

Meeting 1: Setting the Stage

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FACILITATION BY

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Welcome & Introductions

Welcome and opening remarks
Executive Director/CEO Izzy Hernandez

Introductions—internal team
MFA project managers Sonja Unrau, Rebecca Velarde
Consultants Heidi Aggeler and Avilia Bueno, Root Policy
Research

Advisory Committee Members

Hank Hughes	New Mexico Coalition to End Homelessness
Nicole Martinez	Mesilla Valley Community of Hope
Linda Bridge	National Association of Housing Redevelopment Officials
Steve Grant	New Mexico Apartment Association
Isaac Perez	San Felipe Pueblo
Chris Baca	Yes Housing
Jeff Curry	JL Grey
John Garcia	Home Builders Association of Central New Mexico
Alan Fowler	New Mexico Mortgage Bankers Association
Steve Anaya	New Mexico Association of Realtors
Mike Loftin	Homewise
Mark Duran	New Mexico Manufactured Housing Association
Greta Armijo	Jemez Pueblo
Lisa Huval	City of Albuquerque
Natalie Green	City of Las Cruces
Alexandra Ladd	City of Santa Fe
Priscilla Lucero	Southwest New Mexico Council of Governments
Dr. Bowen	New Mexico Human Services Department
Donnie Quintana	New Mexico Department of Finance and Administration

Welcome & Introductions

Advisory Committee Members

Your name and representative organization

Geographic focus (ex: statewide, region, city/town)

Housing specialty area(s) (ex: homebuying, building, low income renters, local policy)

Aspirations for the Advisory Committee

Today's Agenda

Long-term Vision (30 minutes)

Break (10 minutes)

Meeting Logistics (5 minutes)

Housing Strategy (55 minutes)

- Needs today; needs in the future
- Practical solutions
- Big ideas (homework)

Q&A, Wrap up (5 minutes)

Long-term Vision

Housing New Mexico Advisory Committee

Long-term Vision

AC MEMBER ROLE

- Engage in collaborative, complex problem solving
- Help break down complexities of housing market
- Coalesce around housing priorities for New Mexico
- Provide policy guidance

SUCCESSFUL OUTCOMES

- A living strategy that guides state policy, investments, and programs
- A common source of communication to housing partners and residents about the state's goals and intentions
- Practical solutions to address housing needs

Break

10 minutes

Meeting Logistics

- Meetings will be virtual for now
- Meeting minutes will summarize main themes
- Wear what is comfortable for you and feel free to have snacks/tea/coffee
- Keep your video on unless you need to “leave” the room
- We will take one 10 minute break about halfway through each meeting
- Prefer use of raise hand v. chat
- Please email sunrau@housingnm.org with any accommodations, concerns, thoughts

Meeting Schedule

Schedule: Meet 6-8 weeks during formation of Housing Strategy, then quarterly

November

- Looking at 1st or 2nd week
- Legislative update and priorities discussion
- Preliminary Housing Needs and Forecast data
- Begin deep dive into Strategies

December

Deliver Housing Needs and Forecast report.
No meeting until early January.

Save the dates to come!

Housing Strategy

Housing New Mexico Advisory Committee

Housing Strategy: Today's Goal

- Collect **Practical Solutions**
- Frame **Big Ideas** thinking for future meetings

Work plan: data analysis and modeling

Refined housing shortages (geographic level, unit type)

Projected needs (5, 10, 15 years)

- Affordable multifamily rental housing production by AMI range and for seniors
- Permanent supportive housing unit production
- Affordable single family unit production by AMI range
- Public financing needed to fill gaps

Work plan: engagement

- In depth interviews
- Expert focus groups
- Resident survey
- Regional public meetings

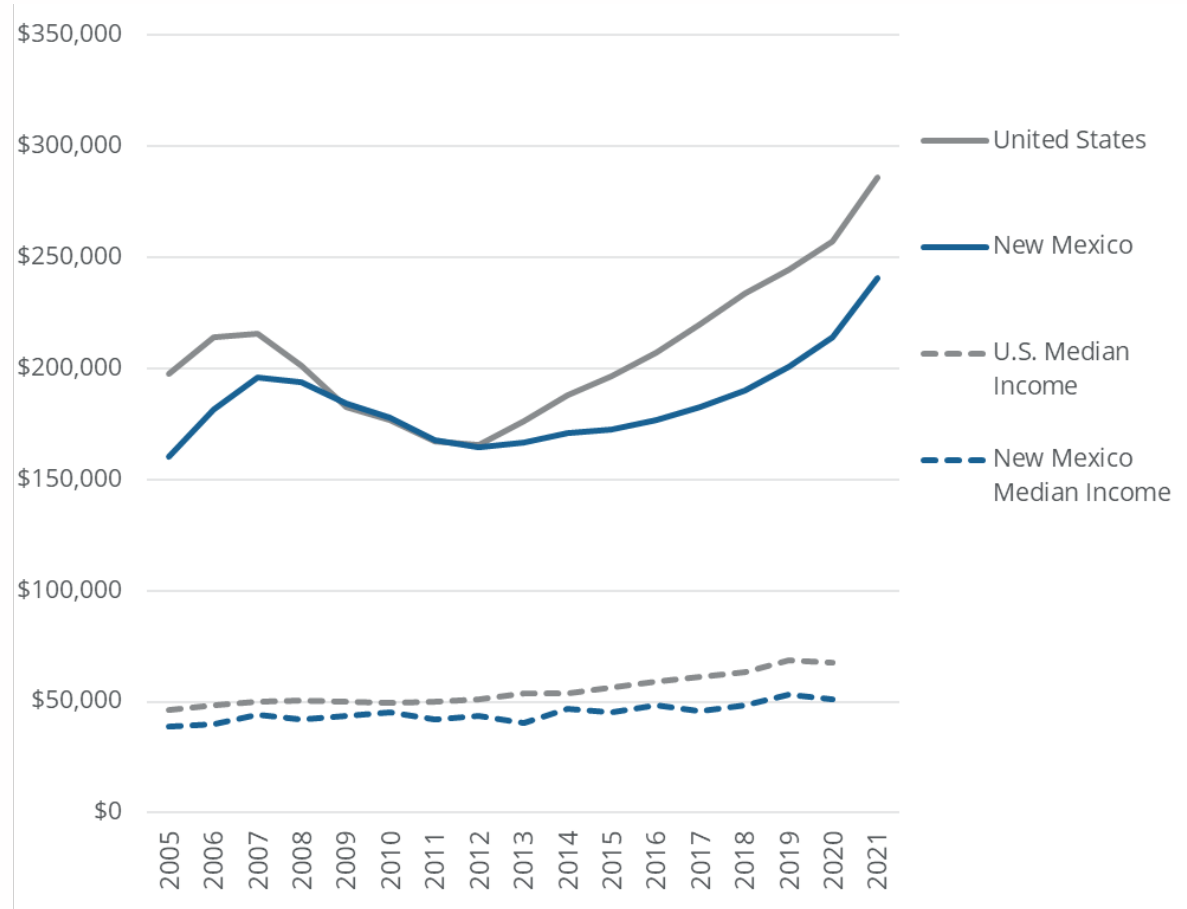
Work plan: barriers analysis

- Development barriers
- Program gaps
- Financial gaps

Needs: What we know

- Increases in home prices continue to outpace growth in income.
- Between 2019 and 2020, home prices in New Mexico increased by 7% while median household income decreased by 4%.
- Home price growth further accelerated in 2021, reaching 12%.

Median Home Value and Median Household Income

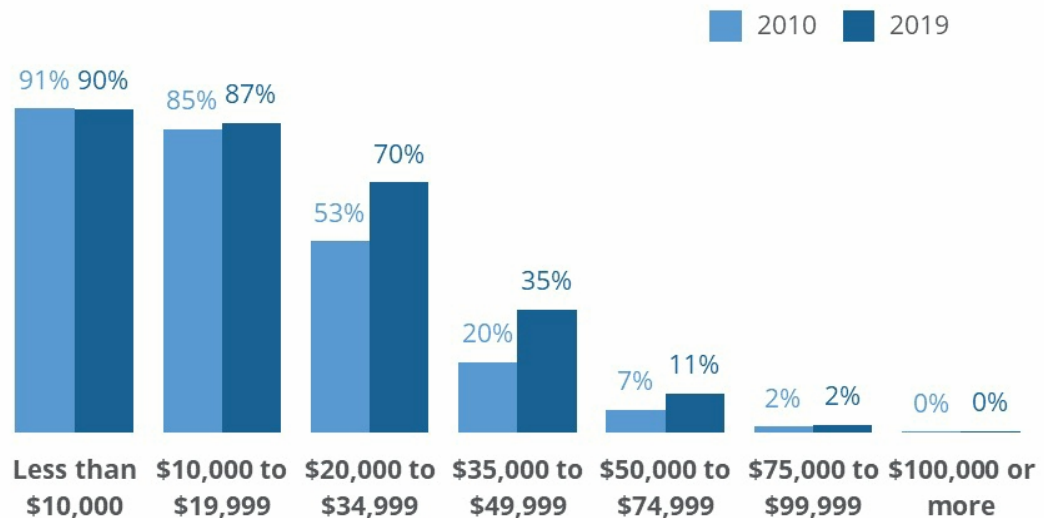


Source: Zillow Home Value Index and Federal Reserve Bank of St. Louis.

Needs: What we know

- In the rental market, since 2010 housing cost burden has expanded among households in the middle of the income distribution.
- There is a “gap” or shortage of affordable units for extremely low income renters of around 30,000 units.

Cost Burdened Renters by Income, 2010-2019



Source: 2010 and 2019 5-year ACS, and Root Policy Research.

What do you like the best about virtual meetings?



What would you prefer to avoid in virtual meetings?

Multitasking

Grandstanding

distractions

lengthy presentations

Sitting for long time

People not paying attention or not becoming invested.

long meetings without breaks

Lack of connection

Everyone multi-tasking, lots of chatter in the chat box

What would you prefer to avoid in virtual meetings?

conflict

long meetings

Lenghtly prez

Talking heads, presentations that are too long and not interactive, disorganization

Too long

not hearing folks

back to back meetings

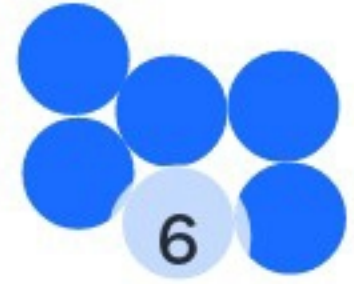
Lack of Participation

Inventory of all funding resources for AH

Is there additional housing market or needs information you would like to have for the Strategy Formation?

having sensitive balance
first-time homebuyer data
property management
units accepting vouchers
incentives for developers
of funding
underhoused ppl per zip
number of rental units
substandard homes
credit profiles of
age of homeowners
infrastructure
income projections
leveraged investment
quality housing
new mexicans
comprehensive inventory
pop
vancancies
funding
mid-range housing
vs nationally
age of homes
quality of housing
permanent supportive hsg
incentives programs
rapid rehousing
for supportive housing
availability voucher unit
expiring project based

Within the following categories, identify 1-3 areas that need the most focus in addressing housing needs.



Increase housing security among renters



Increase housing security among homeowners



Increase needed housing type production



Preserve existing affordable housing



Strengthen existing and forge new partnerships



Grow affordable housing resources

What Big Ideas do you know of in other states you want to explore?

Revolving loan fund for affordable homeownership (particularly modular housing)

Is LIHTC the main funding source, or are there other better sources

Arts and Housing Projects

Senior complexes that provide senior services

Recurring AH funds State TC program

community land trust, employer assisted housing programs, self help housing

California's "ban" on single family zoning in certain circumstances.

Are there other poor states that have an effective housing plan?

Outdoor theaters

What Big Ideas do you know of in other states you want to explore?

The state of CO and city of Denver are doing innovative things to fund and incentivize development of permanent supportive housing

Italy provides a percentage reimbursement to homeowners for improving their home through remodeling or maintaining the property.

Housing Authority preference to people exiting a rapid rehousing voucher program/ people experiencing homelessness;

Being able to quickly change based on sudden movement in the market place.

Policies to prevent Source of Income Discrimination, ways to partner with private developers that have capacity , construction loan fund for sf

Revitalizing low income neighborhoods

Denver - Combination of State prioritize public housing redevelopment for LIHTC, HA's provide project based vouchers for developers in redevelopment areas, local funding

Manufact Hsg Programs

Self-Help Housing

What Big Ideas do you know of in other states you want to explore?

San Fransisco, Oregon, Washington funding for affordable housing

Availability of units for voucher holders

Case management availability

Availability of gap funding sources

1. Funding 2. Capacity 3. Collaboration/leverage 4.

More funding for vouchers

How to bridge rising rents

What are the FIVE most significant things getting in the way of addressing housing needs for the residents and/or industries you represent?

Lack of funding

NIMBYism

Lack of significant funding for housing

Cost/complexity/red-tape for new development

Credit scores for homeownership

Increasing income inequality

Workforce, utility company barriers, housing for all incomes levels, available land with adequate infrastructure

Antiquated zoning/planning processes

Lack of Infrastructure

What are the FIVE most significant things getting in the way of addressing housing needs for the residents and/or industries you represent?

Case management for supportive housing

Lack of funds
Zoning
NIMBY issues for PSHPBVs

Availability of Land Uses

NIMBYism, bureaucratic/land use processes, politics, scarcity mentality which leads to lack of collaboration

1. Restrictive HUD regs; 2. lack of housing stock; 3. lack of developers for Aff Hsg; 4. lack of substance use/ mental health facilities; 5. funded supportive services

capacity (both organizational and construction)

Lack of rental inventory that take vouchers; competitive financing for Rental housing, lack of capacity to take on larger projects or new programs

Housing too far from employment opportunities

Zoning that does not accommodate affordable housing

What are the FIVE most significant things getting in the way of addressing housing needs for the residents and/or industries you represent?

Increased construction costs

Not enough inventory, building costs, current federal & state regulations, lack of funding,

Lack of recurring funding for affordable housing development; lack of recurring funding for services to help people obtain/maintain housing; low vacancy rates/landlords unwilling to rent to tenants with housing vouchers;

Funding regulations and requirements

Financial literacy

Q&A

thank you